



City of Miami Springs, Florida

The Miami Springs City Council held a **REGULAR MEETING** in the Council Chambers at City Hall on Monday, June 9, 2003, at 7:00 p.m.

1. Call to Order/Roll Call

The following were present:

Mayor Billy Bain
Vice Mayor Eric Elza
Councilman Jim Caudle
Councilman Peter Pacheco
Councilman Rob Youngs

Also Present:

City Manager Maria V. Davis
Asst. City Manager/Bldg. Official Michael A. Sprovero
City Attorney Jan K. Seiden
Finance Director Charles G. Marshall
City Planner Richard E. Ventura
Public Services Director Denise Yoezle
Parks & Recreation Director Alan Ricke
Police Chief H. Randall Dilling
Downtown Administrator Octavien A. Spanner
City Clerk Magali Valls

2. Invocation: Vice Mayor Elza offered the invocation.

Salute to the Flag: The audience participated.

3. Awards & Presentations:

3A) Award to the Miami Springs Recreation Department by Blessed Trinity School Sports Program (Requested by Councilman Pacheco)

Councilman Pacheco deferred the presentation of the award to the Miami Springs Recreation Department until Parks and Recreation Director Alan Ricke is present.

3B) Presentation of Award to Miami-Dade County Police Officer Rolando Lechuga for his Efforts in Assisting the Miami Springs Police Department to Apprehend a Robbery Suspect

Police Chief H. Randall Dilling stated that on behalf of the City of Miami Springs and the Police Department, he would like to bring attention to the professional manner in which Miami-Dade County Police Officer Rolando Lechuga effectively assisted the Miami Springs Police Department in apprehending an armed robbery suspect.

Chief Dilling continued to explain the robbery attempt and bomb threat, which took place on May 16, 2003, at the Washington Mutual Bank on N. W. 36th Street. He explained that Officer Lechuga apprehended the suspect after a description of the suspect was broadcast over the Miami-Dade Police radio frequencies.

Police Officer Rolando Lechuga of the Miami-Dade County Police Department received a Certificate of Appreciation for his diligent and attentive police work in the capture of an armed robbery suspect.

3C) Status Report on Downtown Revitalization by Downtown Administrator Octavien A. Spanner (Requested by Councilman Caudle)

Downtown Administrator Octavien A. Spanner stated that confirmation was received today for the approval of the façade applications that were submitted by the City of Miami Springs, in the amount of \$249,000.00. He said the façade program is expected to begin within sixty days.

Mr. Spanner explained that the City of Miami Springs received twenty-six applications and based on the recommendations of the Miami-Dade County Office of Community and Economic Development, there were certain guidelines to follow, the projects were evaluated and eleven projects qualified for funding.

Vice Mayor Elza requested a copy of the information outlining the projects.

City Manager Maria V. Davis stated that the City received notification late this afternoon. She explained that the information outlining the projects was provided to Council in April and that she would provide copies again.

The following projects were approved, according to Mr. Spanner: 1 Curtiss Parkway, 6 Curtiss Parkway, 40 Curtiss Parkway, 48 Curtiss Parkway, 369 Royal Poinciana Boulevard, 14 Westward Drive, 100 Westward Drive, 101 Westward Drive, 151 Westward Drive, 198 Westward Drive and 271 Westward Drive.

Mr. Spanner recommended establishing a committee consisting of members who have experience in evaluating loan or working with financial institutions. He offered to notify Council when the funds are awarded.

Mr. Spanner reported that the Florida International University (FIU) Metropolitan Center would present the redevelopment plans for N. W. 36th Street during a business reception on Tuesday, June 24, 2003, at the Miami Springs Golf and Country Club beginning at 6:00 p.m., with the presentation scheduled to begin at 7:00 p.m. He explained that FIU, Commercial Bank, the Miami Springs Airport Area Chamber of Commerce and Post, Buckley, Schuh and Jernigan, Inc. would sponsor the event, which is open to the public.

Mr. Spanner urged the public to submit written letters expressing their comments or concerns, which would be forwarded to the University. He said that a complete report would be presented to Council at the August 11, 2003 meeting.

Mr. Spanner said that the Downtown Development Project centers on developing strategies to promote the core business district and other amenities, assets and attractions in the City. He is working with Parks and Recreation Director Alan Ricke to see how the City can expand the Fourth of July Parade, in order to attract more people to the Golf Course and the Downtown area. He is also working with three promoters to schedule mini-concerts next year with the idea of promoting the Miami Springs Golf and Country Club and the Downtown area.

Mr. Spanner explained he is working on a promotion with local businesses to initiate a joint advertising program and he presented a sample brochure providing information on local services and restaurants that will be distributed to residents.

4. Open Forum:

Hook Square/Canal Street Improvements

Robert Schwinger of 630 Cardinal Street wondered how Downtown Administrator Octavien Spanner's presentation ties in with Agenda Item 9I, which is the recommendation to approve \$363,000 for the Hook Square/Canal Street improvements.

City Manager Maria V. Davis explained that Mr. Spanner's presentation was not related to the Hook Square/Canal Street streetscape improvements, and the \$249,000 was acquired for the building façade treatments. She offered to provide additional information when Agenda Item 9I comes up for discussion.

Downtown Revitalization

Fred Suhr of 1268 Partridge Avenue spoke on behalf of Bruno Ugarte who is the owner of the Miami Springs Hardware Store. He explained that Mr. Ugarte has been involved with the Downtown Revitalization project from the beginning, he has made contributions to the community, and he is anxious to get the revitalization process started.

Mr. Suhr continued to explain that Mr. Ugarte made improvements to the Hardware Store because he was under the impression that he would be eligible for the façade grant. For some reason, Mr. Ugarte was not included as a participant in the grant and the citizens of Miami Springs do not seem to be receiving any priority.

Mayor Bain asked why Mr. Ugarte did not qualify for the façade treatment program.

City Manager Maria V. Davis responded that there were twenty-five applicants and there were only enough funds for eleven projects. She believed that Mr. Ugarte's application ranked fifteen out of the total twenty-five, and he and the other nine applicants would be accepted in the next grant application.

Vice Mayor Elza asked if the application evaluation and award was made during a public forum or if the selection was done in a private meeting. He would like to know the process that took place that resulted in the selection of the eleven projects.

Ms. Davis stated that several public meetings were held that pertained to the Commercial Façade Program. The meetings were advertised and letters were mailed to each business and property owner. She offered to provide the information to Council that was distributed approximately six months ago.

Ms. Davis explained that she, City Attorney Jan K. Seiden, and Downtown Administrator Octavien Spanner conducted meetings with interested properties owners who were asked to sign up for the program and there were twenty-five applicants. One of the criteria set by Miami-Dade County was that they were looking for the City to make improvements to entire blocks, not single properties at random, and the properties that applied were grouped together.

Ms. Davis emphasized that the process was conducted in a public forum and meetings were held with representatives from the Miami-Dade County Office of Economic Development who guided the City through the process.

To answer Vice Mayor Elza's question, Downtown Administrator Octavien A. Spanner explained that the property owners were awarded different amounts. He stated that 1 Curtiss Parkway received \$35,000.00, 6 Curtiss Parkway received \$20,000.00, 40 and 48 Curtiss Parkway each received \$20,000.00, 369 North Royal Poinciana Boulevard received \$20,000.00, 14 Westward Drive received \$30,000.00, 100 Westward Drive received \$25,000.00, and 101, 151, 198, and 270 Westward Drive all received \$20,000.00.

Vice Mayor Elza asked if there is a matching fund requirement.

Mr. Spanner stated that it is a matching grant, the \$249,000 is the 70% participation on behalf of the County and the property owner must match 30% of the funds.

Vice Mayor Elza asked how it is determined what the property owner receives for his contribution of the matching funds.

Ms. Davis explained that a set of drawings is prepared in accordance with the design criteria that the City received from the University of Miami. She said that some storefronts would only require awnings, while other storefronts would require construction of new storefront windows.

Mr. Spanner said that during the evaluation process they consulted with the County because there was a question of why the businesses in Miami Springs should qualify for the funding. He explained that the blocks and the buildings that were in need of the most improvement were identified.

Bruno Ugarte of 1280 Partridge Avenue, owner of the Miami Springs Hardware Store building, said that he was involved in the Downtown Revitalization process from the start and that he had attended many meetings to get the plan underway. He said that one year ago, Mr. Spanner invited him to participate in the program and he closed down the hardware store for various reasons, and began to remodel the building to meet the current codes.

Mr. Ugarte said that after meeting with Mr. Spanner several times, that he was encouraged to continue with the hardware store expansion, which would be a model for the rest of the community. He explained that his architect designed a plan to show how the building would look in connection with the design that was prepared by the University of Miami.

Mr. Ugarte believed that his application for the façade program was complete and he continued to make renovations to his building because he was under the impression that his grant application would be approved. He said that he was never notified that his application was not approved and one week ago he found out that other people received funding.

Mr. Ugarte said that when he went to Mr. Spanner to find out what was going on, he was told that the committee did not approve his application and they focused on the area around the Circle, but then he found out that the property owner on the west side of his store received the grant, which is very frustrating to him.

To answer the Mayor's question, Mr. Spanner stated the areas that were identified when the projects were submitted were on Curtiss Parkway, the Circle, Westward Drive and the area on North Royal Poinciana Boulevard. He said that the convenience store at 369 North Royal was approved and that The Hurricane Bar & Grill was late submitting their application.

Mayor Bain asked if the approval was solely the County's decision.

Mr. Spanner said the City submitted the projects to the County and the County made their decision based on the actual applications and the photographs of the properties.

Mr. Ugarte said that his lawyer would get involved to request all the public records. He explained that his application was signed on March 22, 2003, which was before the March 31, 2003 deadline. Mr. Ugarte alleged that his application was never presented to the County and it was completely ignored.

Mayor Bain said that he would like an answer as to why Mr. Ugarte's application was not considered.

City Manager Maria V. Davis stated there were twenty-five applicants, no one was promised anything, and this was not the only application that was not put forward to the County. She explained the City only received two weeks notice from the County, and eleven of the twenty-five applications met all the criteria.

Vice Mayor Elza asked for the names of the people who selected the eleven applications.

Mr. Spanner responded that he and Downtown Committee member Architect Ramon Valdez, made the decision, together with the County, based on the requirements set forth in the guidelines. He explained that there were three projects in the same block as Mr. Ugarte's property, including Dr. Greene and Chuck Delongchamp. Mr. Spanner said that he was waiting for written confirmation from the County before notifying property owners if their applications were approved or denied.

Mr. Spanner added that each of the eleven property owners has committed to pay 30% and if they cannot meet this requirement, the chances are still there for Mr. Ugarte's property to be included.

Vice Mayor Elza asked how many members of the Downtown Committee were owners of the eleven projects selected.

Mr. Spanner responded that two out of seventeen members were property owners, but one member represented the Chamber of Commerce.

Councilman Caudle commented that the same problem would happen every time an application is not approved or a property owner is left out of the funding.

Mr. Spanner said there were fifteen candidates who responded to the application out of twenty-six property owners who were invited to participate, and three property owners responded that they were not interested. He said the four applications that were rejected would be considered next year.

Councilman Youngs asked if there is a chance the City could receive the same amount of funding next year.

Mr. Spanner stated that the City would apply again next year, the maximum amount would be \$100,000, and Miami Springs was an exception this year because they had never applied before.

Councilman Youngs asked if the selection of the eleven applications was based solely on the merits of their projects.

Mr. Spanner said the selection was based on the merits of the projects and the condition of the buildings. He reminded Council that the eleven projects totaled \$250,000 and only \$249,000 was granted, so \$1,000 would be deducted from the projects.

Councilman Youngs said the question that must be answered is whether the decision as to who receives the grants is decided fairly based upon the merits.

Mr. Spanner emphasized that there was no favoritism in the selection of the projects. He agreed that he encouraged Mr. Ugarte to apply for funding, but unfortunately the distribution of the funds was very difficult.

Councilman Youngs asked if the decision-making process should be done differently next year.

Mr. Spanner responded that when the City received notification of the application from Commissioner Sosa's office, a meeting was held with the City Attorney and four local architects. He said that Architects Manny Perez and Ramon Valdez had more time to spend working with the City and there was absolutely no favoritism in the selection.

To answer Councilman Youngs' question, Mr. Spanner stated that the City could be more prepared next year if they receive earlier notification and this year it was difficult to complete everything with only two weeks notice.

Councilman Youngs felt that it was unfortunate to have a situation where someone feels they should have qualified for funding and he wants to make sure the integrity of the process is there.

Councilman Caudle explained that this is the first time the City received funding from the County for revitalization and everyone should be applauding, but unfortunately one person is not happy and he understands why. He would not want this situation to stop the process because not everyone is always going to be happy.

Councilman Elza would like the Downtown Committee to be an advisory board to the City Council that meets according to the Sunshine Law with minutes taken and public input. He felt that Council should establish a Downtown Advisory Board.

Mr. Ugarte stated that he does not agree with the explanation that was provided to him and he would refer the matter to his lawyer.

Ms. Davis said that she indicated at the last meeting that the Downtown Committee meetings would be advertised and held in the City Council Chambers. She asked Council if they would like to schedule an agenda item to appoint committee members.

Vice Mayor Elza felt there should be an agenda item for Council to discuss the Downtown Committee and to find a way to hold the meetings in the Sunshine.

To answer Councilman Caudle's question, Mr. Spanner explained the meetings were held in the Chamber of Commerce office. He said that there are many issues and one is that members of the committee would only be able to communicate during the meetings. Mr. Spanner asked Council for their recommendations.

Vice Mayor Elza emphasized that all meetings should be in the Sunshine and open to the public.

Councilman Pacheco suggested that the City Manager should schedule an agenda item for Council to discuss the Downtown Committee and receive input from the City Attorney on the matter.

Agenda Item 10 E (Annexation Report) was discussed at this time

4. Open Forum (continued)

Improvements

Dean Finocchi of 312 Payne Drive expressed his approval of the recent improvements in the general appearance of the City, including Curtiss Parkway, the Curtiss Circle, and the North Royal Poinciana Boulevard canal bank, the Golf Course bike path, plantings along Ludlam Drive, the bike racks and the City Hall landscaping. He said that the City has never looked better in the last forty years and the credit should go to City Manager Maria V. Davis and the past and present elected officials who supported these projects.

Mr. Finocchi urged Council to give Ms. Davis their full support to make the improvements along the business side of Canal Street.

Golf and Country Club

A. J. Jones of 348 North Royal Poinciana Boulevard asked how much money the City lost because of the problem at the Miami Springs Golf and Country Club with the gratuity not being charged to the customers' bills.

City Manager Maria V. Davis stated that the City did not lose any money and that a total of \$7,500.00 will be billed to the customers' credit cards.

City Manager

Dona Kelley of 830 Swan Avenue said that Council members have dwelled consistently on mistakes and overlooked the positive progress the City has made under the management of City Manager Maria V. Davis. She said that Ms. Davis is applying for a position at a larger city, and should that position be offered to her and she should accept, the loss would be that of Miami Springs. She said that she would like to ask Council whom they have in mind if Ms. Davis must be replaced, and if they are prepared with a candidate who would maintain the professionalism that has marked her administration.

City Manager

Ed Calt of 971 Plover Avenue stated that City Manager Maria V. Davis advised the Chamber of Commerce that she was a candidate for the position of City Manager in South Miami. He felt there is a conflicting state of affairs because everything is running smoothly in the City and City Manager Maria V. Davis is responsible for the efficiency and quality of performance.

Mr. Calt referred to the Golf and Country Club and claimed that its failure rests with the City Council because they have tied the City Manager's hands and not allowed her to establish the efficiency of the operation that she has achieved in all other departments in the City. He said that it is managerial insanity because Ms. Davis has been effectively told that she is responsible for the Golf Course operation, but she cannot make changes.

Mr. Calt suggested that Council should consider offering Ms. Davis a retention bonus and give her a free hand to address the financial performance of the Country Club, including full authority to terminate any and all employees. He said that if a replacement is sought for Ms. Davis the following full disclosure should be made to all candidates: a) whether the standards of performance will at least be up to those set by Ms. Davis, b) that they be held accountable for the losses at the Country Club, but they will have no control over its employees or its operations, c) that they will have to endure the micromanagement of the City Council in areas that they have little or no experience, and d) that a group of little old ladies looks efficient compared to this Council.

Lunch Trucks

Betty Du Bois of 1025 Hunting Lodge Drive asked if the lunch trucks she has seen visiting different locations in the City Miami Springs are legal.

Assistant City Manager/Building Official Michael A. Sprovero informed Ms. Du Bois that the City Code contains no prohibition for lunch trucks.

Improper Parking

Betty Du Bois of 1025 Hunting Lodge Drive stated that the lawn care companies that park their trucks in the road create a hazard because they do not pull off to the side.

Council Representative to the Chamber of Commerce

Suzanne Conlon Wolar, President of the Miami Springs Airport Area Chamber of Commerce, stated that both the Mayor of Virginia Gardens and Miami Springs hold a seat on the Board of Directors for the Chamber of Commerce. Mayor Bain has declined due to a conflict with his business and the time that the Board holds its monthly meetings, which is on the first Tuesday of each month at 7:30 a.m.

Ms. Conlon Wolar said that Mayor Bain suggested that Council members could sit on the Board on a rotating monthly basis. She brought this idea to the Board and they felt there would be more consistency and service from one person. Former Mayor John A. Cavalier, Jr. suggested appointing one Council member to serve in the Mayor's place.

Mayor Bain offered to consider the Chamber's suggestion.

City Manager

Suzanne Conlon Wolar, President of the Miami Springs Airport Area Chamber of Commerce, 105 Westward Drive, read a letter into the record from resident Gail Perron of 1001 Meadowlark Avenue expressing her support for City Manager Maria V. Davis, who she feels is the best City Manager that the City has ever had. In her letter, Ms. Perron noted Ms. Davis' accomplishments and leadership as the former Public Services Director and as current City Manager, and she urged Council to encourage Ms. Davis to keep her employment with the City of Miami Springs.

Ms. Conlon Wolar said that she could not express herself better than Ms. Perron and she has the same sentiments about the City Manager. She said that in her role as the Chamber President, she has had a good working relationship with Ms. Davis and it would truly be a great loss if the City Manager accepts employment with the City of South Miami.

Councilman Caudle referred to an unsigned letter that was sent to the Editor of the River Cities Gazette that made unfounded statements about City Manager Maria V. Davis, which he felt was ridiculous. He stated that all citizens have the right to criticize the City Council or the Administration, but it is not right to personally attack someone. Councilman Caudle added that Ms. Davis has done a good job in her capacity as City Manager and that he supports the work she has done for the City.

Agenda Item 10F was discussed at this time.

5. Approval of Council Minutes:

(Agenda Items 5A and 5B were simultaneously approved)

5A) 04/28/2003 Regular Meeting

Minutes of the April 28, 2003 Regular meeting were approved as written.

Councilman Caudle moved to approve and Councilman Pacheco seconded the motion, which carried unanimously on roll call vote.

5B) 05/12/2003 Regular Meeting

Minutes of the May 12, 2003 Regular meeting were approved as written.

Councilman Caudle moved to approve and Councilman Pacheco seconded the motion, which carried unanimously on roll call vote.

6. Reports from Boards & Commissions:

6A) 05/06/2003 Code Enforcement Board –Cancellation Notice

Cancellation Notice of the May 6, 2003 Code Enforcement Board meeting was received for information without comment.

6B) 05/07/2003 Memorial Committee –Minutes

Minutes of the May 7, 2003 Memorial Committee meeting were received for information without comment.

6C) 05/08/2003 Board of Parks and Parkways –Minutes

Minutes of the May 8, 2003 Board of Parks and Parkways meeting were received for information without comment.

6D) 05/13/2003 Recreation Commission Minutes

Minutes of the May 13, 2003 Recreation Commission meeting were received for information without comment.

6E) 05/15/2003 Historic Preservation Board Minutes

Minutes of the May 15, 2003 Historic Preservation Board meeting were received for information without comment.

6F) 05/27/2003 Ecology Board Cancellation Notice

Cancellation Notice of the May 27, 2003 Ecology Board meeting was received for information without comment.

6G) 05/28/2003 Board of Appeals Cancellation Notice

Cancellation Notice of the May 28, 2003 Board of Appeals meeting was received for information without comment.

6H) 06/03/2003 Code Enforcement Board Cancellation Notice

Cancellation Notice of the June 3, 2003 Code Enforcement Board meeting was received for information without comment.

6I) 06/04/2003 Zoning and Planning Board Cancellation Notice

Cancellation Notice of the June 4, 2003 Zoning and Planning Board meeting was received for information without comment.

6J) 06/04/2003 Board of Adjustment Approval of Actions Taken at their Meeting of June 4, 2003

Actions taken by the Board of Adjustment at their meeting of June 4, 2003 were approved subject to the ten-day appeal period.

Councilman Caudle moved to approve the actions of the Board of Adjustment, subject to the ten-day appeal period. Councilman Pacheco seconded the motion, which carried unanimously on roll call vote.

7. Public Hearings:

7A) Second Reading – Ordinance – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 32-22, Rules of Procedure for the Memorial Committee; By Modifying, Clarifying and Supplementing the Criteria for Eligibility and Procedures for Consideration; Repealing all Ordinances or Parts of Ordinances in Conflict; Effective Date (First Reading: 5/12/2003 Advertised: 5/27/2003)

City Attorney Jan K. Seiden read the ordinance by title.

Attorney Seiden stated that Section E provides for following criteria for the evaluation of memorial eligibility:

1. That a person under consideration must be deceased.
2. That a person must have resided in the City of Miami Springs.
3. That a person must have contributed in some significant manner to the City.
4. That a person with ties to the City must have distinguished themselves in acts, actions or activities unrelated to the City.
5. That although compliance with the criteria set forth in subsection 1 (which is the person must be deceased) herein is required, the failure to comply with any other single criteria is not fatal to consideration so long as at least a combination of two of the other criteria is met.
6. That notwithstanding anything contained herein to the contrary, the City Council may approve memorialization, by a four-fifths vote, even if a person proposed for memorialization fails to meet any or all of the aforesaid criteria previously set forth herein.

Mayor Bain opened the public hearing, there were no speakers and the public hearing was closed.

Vice Mayor Elza moved to approve and Councilman Caudle seconded the motion. On roll call vote the motion was unanimously carried (Ordinance No. 897-2003).

8. Consent Agenda:

8A) Approval of the City Attorney's Invoice for May 2003

There was no discussion regarding this item.

Vice Mayor Elza moved to approve and Councilman Caudle seconded the motion, which carried unanimously on roll call vote.

9. Old Business:

9A) Appointment to the Ecology Board by Vice Mayor Elza (Group I), for a 3-year Term Ending on April 30, 2006 (Requested by City Clerk Magalí Valls)

Vice Mayor Elza (Group I) appointed Cheryl Mulet to the Ecology Board for a 3-year term ending on April 30, 2006.

9B) Appointment to the Historic Preservation Board by Vice Mayor Elza (Group I), for a 3-year Term Ending on February 28, 2006 (Requested by City Clerk Magalí Valls)

Vice Mayor Elza (Group I) **deferred** his appointment to the Historic Preservation Board.

9C) Appointment to the Board of Parks and Parkways by Councilman Caudle (Group II) for a 3-year Term Ending on April 30, 2006 (Requested by City Clerk Magalí Valls)

Councilman Caudle (Group II) reappointed Kathy Calt to the Board of Parks and Parkways for a 3-year term ending on April 30, 2006.

Vice Mayor Elza moved to affirm the appointment and Councilman Pacheco seconded the motion. On roll call vote, the motion was unanimously carried.

9D) Appointment to the Golf and Country Club Advisory Board by Vice Mayor Elza (Group I) for an Unexpired Term Ending on July 31, 2003 (Requested by City Clerk Magalí Valls)

Vice Mayor Elza (Group I) **deferred** his appointment to the Golf and Country Club Advisory Board.

9E) Appointment to the Education Advisory Board by Vice Mayor Elza (Group I) for a Full 2-year term Ending on May 31, 2005 (Requested by City Clerk Magalí Valls)

Vice Mayor Elza (Group I) appointed Sandy Witt to the Education Advisory Board for a full 2-year term ending on May 31, 2005.

9F) Appointment to the Education Advisory Board by Councilman Pacheco (Group III) for a Full 2-year term Ending on May 31, 2005 (Requested by City Clerk Magalí Valls)

Councilman Pacheco (Group III) re-appointed Elizabeth Fitzgerald to the Education Advisory Board for a full 2-year term ending on May 31, 2005.

9G) Notification to Council that Mayor Bain has Made an Appointment to the Code Enforcement Board to fill an Unexpired Term Ending on September 30, 2004 (Requested by Mayor Bain)

Mayor Bain confirmed his appointment of MacArthur Alexander to the Code Enforcement Board to fill an unexpired term ending on September 30, 2004.

9H) Appointment by Councilman Caudle (Group II) of a Representative to the Stray Cats Committee (Deferred: 5/12/2003)

Councilman Caudle (Group II) appointed Elizabeth Chambers to the Stray Cats Committee.

9I) Recommendation that Council Award Bid No. 05-02/03 for Hook Square/Canal Street Streetscape Improvements to the Lowest Bidder Meeting Specifications (Phase I), Fortex, Inc., in the Amount of \$363,419.37 (Tabled: 5/12/2003) (Requested by City Manager Maria V. Davis)

City Manager Maria V. Davis stated that this is a recommendation that Council award Bid No. 05-02/03 for Hook Square/Canal Street streetscape improvements to the lowest bidder meeting specifications (Phase I), Fortex, Inc. in the amount of \$363,419.37.

Public Services Director Denise Yoezle stated that this project encompasses improvements to the south side of Canal Street at the incoming bridge going east to Hook Square, including decorative sidewalks, street trees, decorative street lighting, drainage modifications, irrigation and water main improvements.

Vice Mayor Elza said that based on the information provided, the total for Phase II is an additional \$176,000.00. He asked what the scope of work is for Phase II and what is the funding source.

Ms. Yoezle explained that Phase II continues the project around Hook Square down to South Royal Poinciana Boulevard.

Vice Mayor Elza stated that last year Council authorized the sidewalk improvement from Stadnik's Drug Store to the corner of Canal Street, in the amount of approximately \$10,000.00, and now the Administration is proposing to spend almost \$450,000 for Phase I. He said that he sees the relocation of many water meters in the plan and he is assuming the reason for this is because the alley was dedicated to the property owner at 1 Curtiss Parkway.

Ms. Yoezle responded that the \$10,000.00 expense only included the sidewalk and that Phase I includes the installation of a new water main on Canal Street around Hook Square. She explained that there is currently a 6-inch main on Canal Street that ends near Holleman's Restaurant and an 8-inch main would be installed on Canal Street east to Hook Square.

Ms. Yoezle said that this new line would feed the meters that are currently fed on an old 2-inch galvanized line with five or six meters in the new sidewalk. The owner is responsible for connecting the business side of the water line at no expense to the City.

Vice Mayor Elza asked Attorney Seiden if he was convinced that the State would approve the use of Local Option Gas Tax funds to replace old water mains and lines.

Attorney Seiden asked for further explanation from the Public Services Director.

Ms. Yoezle stated that the project would be funded through the Local Option Gas Tax Fund, the Revitalization Grant, and the Water Department's Capital Improvement budget. She clarified that \$72,000 for water main improvements would be derived from the Water Department's Capital budget.

Vice Mayor Elza asked what is the total amount of Local Option Gas Tax funds that could be used for the project.

City Manager Maria V. Davis confirmed that \$247,952.00 would be utilized from the Local Option Gas Tax Fund.

Councilman Youngs stated that this is a project that Council planned for, it is very good, and it is something that should be done.

Councilman Pacheco said that this area is the gateway to the City and the State is going to make improvements to the north side of Canal Street and it would be beneficial for the City to complete the south side. He understands that the water lines are old, there is a concern about the water pressure for the fire hydrants and the plans show that the necessary improvements would be taken care of through this project.

Vice Mayor Elza asked about the fire line into Holleman's Restaurant.

Ms. Yoezle stated there would be a new fire line coming off the new main around Hook Square. She confirmed that the fire line to Holleman's comes off the main line.

To answer the Mayor's question, Ms. Yoezle said that the project would take 120 days and the contractor work would begin as soon as the paperwork is approved and processed.

Vice Mayor Elza said that he was under the impression that Canal Street would be re-paved by the State as part of the bridge renovation project.

Ms. Yoezle said that she is only aware of the sidewalk and landscape improvements to the north side of Canal Street and she has not seen any information about the State paving Canal Street.

Vice Mayor Elza stated that he would like the motion to include the condition that if the paving of Canal Street between Curtiss Parkway and Hook Square is included in the State agreement, that the work would be excluded from this contract.

Ms. Yoezle said that she is quite confident that paving is not included in the State contract, she has been in contact with Project Manager Gus Quesada over the last year, and her understanding is that the State project ends at the sidewalk.

Councilman Caudle moved to approve the recommendation, with the condition that if the State of Florida Department of Transportation will pave Canal Street between Curtiss Parkway and Hook Square, this expense will be deleted from the City contract. Councilman Pacheco seconded the motion, which carried 4-1 on roll call vote, with Mayor Bain dissenting.

9J) First Reading - Ordinance - An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Sections 31.11 (C)(1), Delegation of Purchasing Authority; by Providing for the Involvement and Assistance of the City Purchasing Agent in Authorized City Manager Purchases and by Adjusting the Purchase Authorization Amount Provided for Lower Level Purchases; Repealing all Ordinances or Parts of Ordinances in Conflict; Effective Date (Requested by Vice Mayor Elza)

City Attorney Jan K. Seiden read the ordinance by title.

Attorney Seiden stated that the ordinance was prepared in response to Council's discussion at prior meetings in regard to the City Manager's purchasing authority. He explained that this ordinance puts the check and balance in place for the City Manager's purchases between \$5,000.00 and \$10,000.00 by requiring the City Purchasing Agent to submit three written price quotations to the City Manager. For all purchases in excess of \$1,000.00 up to \$5,000.00, the City Purchasing Agent is required to submit verbal quotations and \$1,000.00 is the bottom line number for purchases without any quotations, either written or verbal.

Vice Mayor Elza moved to approve the ordinance on first reading and Councilman Caudle seconded the motion. On roll call vote, the motion carried 4-1 with Mayor Bain dissenting.

9K) Notification to Council that they will Meet as the Board of Appeals on Wednesday, June 25, 2003, at 7:00 p.m. to Hear the Appeal of a Variance Regarding Alcoholic Beverage Distance Separation - Florida One Development Corporation, 1 Westward Drive

City Manager Maria V. Davis notified Council that they would meet as the Board of Appeals on Wednesday, June 25, 2003 at 7:00 p.m. to hear the appeal of Case No. 13-V-03 regarding alcoholic beverage distance separation for Florida One Development Corporation, 1 Westward Drive.

Attorney Seiden advised Council they have the authority to change the meeting date, but the normal provision is that the Board of Appeals meeting is held on the last Wednesday of the month, subject to Council discretion.

10. New Business:

10A) Appointment to the Code Review Board by Councilman Pacheco (Group III) for an Unexpired Term Ending on April 30, 2004 (Requested by Councilman Pacheco)

Councilman Pacheco (Group III) **deferred** his appointment to the Code Review Board.

10B) Appointment to the Code Enforcement Board by Councilman Pacheco (Group III) for an Unexpired Term Ending on September 30, 2003 (Requested by Councilman Pacheco)

Councilman Pacheco (Group III) appointed Jacqueline Martinez Regueira to the Code Enforcement Board for an unexpired term ending on September 30, 2003.

10C) Appointment to the Civil Service Board by Councilman Caudle (Group II) for a Full 3-year Term Ending on June 30, 2006 (Requested by City Clerk Magali Valls)

Councilman Caudle (Group II) **deferred** his appointment to the Civil Service Board.

10D) Appointment to the Stray Cats Committee by Mayor Bain (Requested by City Clerk Magali Valls)

Mayor Bain appointed Laney Silver to the Stray Cats Committee.

10E) Request for Council to Set a Special Meeting Date for the Presentation of the Annexation Report by the Corradino Group (Requested by Mayor Bain)

This agenda item was discussed after Agenda Item 3C.

City Manager Maria V. Davis asked Council to schedule a date to hold a Special meeting for the presentation of the Annexation Report by The Corradino Group.

Vice Mayor Elza said that there is a sense of urgency and Council should be moving forward with annexation. He suggested that it would be appropriate to have a presentation of the Annexation Report so Council is informed and ready to make a decision at the Special meeting.

Joseph M. Corradino, Executive Vice President of The Corradino Group stated that he was prepared to give a power point presentation or he could verbally give a brief overview of the report, which would take fifteen to twenty minutes. He said that there are three different annexation areas and Council might want to have a more in depth presentation because the Council's decision should not be taken lightly.

Councilman Youngs asked Mr. Corradino to identify what Council should review in the report prior to the next meeting.

Mr. Corradino explained that three areas of potential annexation were studied and they outlined the essential pieces of the annexation application as required by the County. They studied all the aspects of the annexation areas, looking at the boundaries, the existing land use, the future land uses, and most importantly, they analyzed these in terms of what services would be provided in the future according to the future land uses.

Mr. Corradino said that the revenues and expenses were studied as they relate to the three areas in order to provide enough information for Council to make a decision on which of the three, if any, or all three applications the City might wish to submit in formal application to the County.

Councilman Youngs asked about the report addendum.

Mr. Corradino said that the full report looks at the exact same information as the addendum except that it is based on a higher millage rate, which includes the voted debt service.

Mayor Bain asked to schedule a Special meeting to receive the presentation of the annexation report.

To answer Councilman Youngs' question, City Manager Maria V. Davis explained the overview came from the County, which is a general theory as to what the procedures are.

Vice Mayor Elza reported that he attended the Miami-Dade County League of Cities meeting when Commissioner Sosa emphasized that the City needs to move fast with annexation if there is intent to proceed. He would like to schedule the meeting as soon as possible because there is much work to be done.

To answer Vice Mayor Elza's question, Attorney Seiden explained the City Council must adopt an ordinance to begin the annexation process and submit it to the County as part of the application. He suggested scheduling a Special meeting for next week, first reading of the ordinance could be scheduled for June 23, 2003, and there could be a Special meeting in July to approve the ordinance on second reading.

By consensus, Council scheduled a Special meeting on Monday, June 16, 2003 at 7:00 p.m. to discuss the annexation report.

10F) First Reading Ordinance An Ordinance of the City Council of the City of Miami Springs Granting to Florida Power & Light Company, its Successors and Assigns, an Electric Franchise; Imposing Provisions and Conditions Relating Thereto; Providing for Monthly Payments to the City of Miami Springs, Florida; Repealing all Ordinances or Parts of Ordinances in Conflict; Effective Date (Requested by City Manager Maria V. Davis)

This agenda item was discussed immediately after Open Forum.

Eloy Villasuso, Florida Power and Light Company, 9250 West Flagler Street, stated that the City's franchise agreement would soon expire and they have been working with City staff over the last few months on a franchise renewal. He asked the City Council to support the franchise renewal, which would increase revenue to the City.

City Attorney Jan K. Seiden read the ordinance by title.

Attorney Seiden stated that the ordinance would go into effect for payments beginning 90 days after the effective date.

Vice Mayor Elza moved to approve the ordinance on first reading. Councilman Caudle seconded the motion, which carried unanimously on roll call vote.

10G) Discussion Pertaining to the Golf Course Committee (Requested by Mayor Bain)

Mayor Bain stated that he would like to reactivate the Golf and Country Club Advisory Board.

Councilman Pacheco asked what are the duties and purpose of the Golf Course Committee.

Vice Mayor Elza explained that the Golf and Country Club Advisory Board was originally formed to advise the City Council and make recommendations for the Golf Course operation.

City Attorney Jan K. Seiden stated that the Golf Committee was established to make recommendations and assist former City Manager Frank Spence with the Golf Course management, and at some point in time, the City Council asked that the committee be formalized and the Golf and Country Club Advisory Board was established. The Board did not meet for a period of time and there have been various items on the Council agendas as to whether the Board should stay or be repealed.

Attorney Seiden advised Council that they could repeal the Golf and Country Club Advisory Board by repealing the ordinance. The policy of the last Council was that the Board would not meet unless they were directed to meet by the Council if there was a particular issue that required the Board's input or a recommendation.

Mayor Bain stated that since the Golf Course is an issue, that input from the members on the Board might help to solve some of the problems. He would like to give the Board a chance to meet and work with the City Manager in order to improve the Golf Course.

Vice Mayor Elza said that the Golf and Country Club Advisory Board was established as an advisory board to the City Council and it became a very political arm of the City government. He did not feel that the Board filled much of the need that was required at that time, and he feels the Golf Course operated more effectively without the Board member's input.

Vice Mayor Elza attributed the turn-around in the Golf operation to the fact that there has not been a lot of input from the Golf and Country Club Advisory Board. He said that the input became a hindrance to the operation of the Golf Course by the City Manager.

Vice Mayor Elza felt that the Golf and Country Club Advisory Board should only meet if there is an issue that Council wants them to consider, like when the Food and Beverage operation was turned over to the City. He said that when the Board was active that it was very disruptive to the operation of the Golf Course and now that Mr. Bradley has a good hand at the management this style has proved to be more successful.

Councilman Youngs commented that the Golf and Country Club Advisory Board still exists, each Council member has an appointment, but the Board does not meet unless they are directed by Council to discuss an issue. Since the Board still exists, he would like Council to talk about what they would like the Board to discuss.

Councilman Youngs stated that he does not have any strong feelings for or against the Board, but if there is a particular issue, then it could be sent to the Board for their recommendation.

Councilman Caudle explained that the Golf Committee served basically as a Green's Committee, like private courses have, and the Committee was political before and it is still political now. He would not want the Golf Course Advisory Board to be involved in politics and if the Board is reactivated, he would request that Council advise the members that it is a Golf Course Committee, not a Food and Beverage Committee.

Vice Mayor Elza stated that it is an advisory committee to the Golf Course and it included food and beverage.

Councilman Caudle suggested that the Board should not give recommendations on the Food and Beverage operation again.

Attorney Seiden explained that Council would give the Board direction as to what issues they should discuss, and that the Board would exist until Council repeals the ordinance.

Councilman Caudle stated that he is a firm believer that one person should run a Golf Course, not a group or committees because nothing is ever accomplished this way.

Councilman Youngs said that next fiscal year that Council would be asked to renew the contract with DJB Management, Inc. and the question must be answered if the City should continue operating the Food and Beverage operation. He explained that these decisions must be made in August or September, and Council could consider if they would like the Golf and Country Club Advisory Board to be involved in the process, or if the decision should stay at the Council level. He asked Council to consider what kind of issues they would like to send to the Board.

Vice Mayor Elza stated that he did not have any issues to send to the Golf and Country Club Advisory Board at this time. He commented that the City Manager is responsible for the Golf Course and it is the City Manager's job to take care of the contractors and employees at the facility.

Councilman Youngs pointed out that Council must make a decision on the contract renewal, and if Council decides they want to make a change, there should be enough time to find a replacement and make the change effective October 1, 2003. He did not know if this is something that Council would like the Golf Course Advisory Board to consider.

Vice Mayor Elza said that since the auditors raised the issue about the financial condition of the City, any advice regarding the Golf Course should be offered by professionals in order to meet the ultimate goal of breaking even. He stated that the Golf Course Advisory Board might not be professional enough to give good input about the management, and perhaps they could consider what types of entertainment should be offered or have a discussion about a special event or something of that nature. He added that the Board did not function well in the past.

Mayor Bain suggested that Board members with an imagination might have good ideas about how to motivate corporate and lifetime memberships and it is Council's responsibility to appoint members who have an imagination. He said that the Board would consist of new members who might be able to make good recommendations that would produce revenue.

Councilman Youngs stated that since the Board might be reactivated and asked to consider particular issues, then each Council member should reevaluate their appointment to make sure it is the person they want to serve on the Board.

Mayor Bain said that he would like each Council member to reevaluate the appointments to the Golf and Country Club Advisory Board before the next Council meeting. He explained that he does not want the Board to run the Golf Course, he is not trying to involve politics, and he is only trying to produce something for the Golf Course in the best interest of the City.

10H) Recommendation that Council Approve the City's Acceptance of a Quit Claim Deed on the Property Located at 1401 North Royal Poinciana Boulevard (Requested by City Manager Maria V. Davis)

Assistant City Manager/Building Official Michael A. Sprovero stated the City has constructed a bike path linear park running parallel to North Royal Poinciana Boulevard, which terminates at the southeast boundary of the property at 1401 North Royal Poinciana. The City would like to acquire a 1,050-foot linear section of the property, 12-feet in from the edge of the pavement in order to complete construction of the bike path.

Mr. Sprovero explained the parcel of land consists of approximately .27 acres. Staff has negotiated with the property owner who has agreed to sign over this portion of his property to the City and the City has offered to pay him \$68,000.00, which is roughly \$5.78 per square foot. The last parcel of land that the City acquired for the bike path cost approximately \$5.50, but the City was required to go through the condemnation process, which included considerable attorney's fees.

Mr. Sprovero stated that the purchase of the property would be funded through a \$90,000.00 matching grant with the Florida Department of Environmental Protection (FDEP) Bureau of Design and Recreation Services, Division of Recreation and Parks. The funds for the match are available from the balance of the \$500,000.00 for bike paths through the FDEP office of Greenways and Trails, which was used to construct the bike path around the Golf Course. The purchase of the property would be totally funded from grant funds with no expense to the City.

Vice Mayor Elza moved to approve and Councilman Caudle offered the second to the motion.

City Attorney Jan K. Seiden said that this is the most preferable way to acquire this type of property for City use because condemnation involves the City having to pay for the attorneys and appraisers for both sides.

Attorney Seiden added that as part of the motion, it must be specified that Council is waving the appraisal process as required by Florida Statute §166.045. Although an appraisal of the property took place one year ago, it was for the entire property and the City is only taking a small portion, so technically there was never an appraisal for this particular property. The statute states that the governing body, may, by ordinary vote, exempt the purchase in the amount of \$100,000.00 or less from the requirement of an appraisal.

Attorney Seiden stated that the County records in regard to what constitutes County roads has not been accurate for this area of Miami Springs over the years, and there has been conflict, not only in regard to this property, but also in regard to the other properties that the City condemned as part of the other process.

Attorney Seiden further explained that the County actually claims that they own some of the right of way, although it does not prove out that way in title examination, and the County has never really wanted to fight the issue because it would create changes in the lot lines all the way west as far as the County goes.

Attorney Seiden said that while it appears the City is paying a fair price based on the previous process in terms of condemnation, he wanted to advise Council that there may at some point be some conflict, but the City is in fact getting title to the property from the owner.

Vice Mayor Elza amended his motion to approve, waiving the appraisal process, as stated by the City Attorney and Councilman Caudle seconded the amended motion.

To answer Councilman Youngs' question, Attorney Seiden clarified that the title examination was done, and the only exemption would be for the rights that the County may have.

Councilman Youngs asked if there should be a grant access right across the property so the owner can access the driveway to his home because the twelve-feet is contiguous for the entire length of the property.

Mr. Sprovero offered to meet with the City Attorney to prepare an easement that would allow access in and out of the property.

Councilman Youngs asked about the improvements that the owner is making to his property. He hoped there were no unwritten conditions that the City is granting special favors in exchange for the property. He also asked for more information about a triangular section of the property.

Mr. Sprovero explained that the owner wants to build a six-foot wall along the house and install a chain link fence around the remainder of the property for which he retains ownership. He said that they arrived at the purchase price by getting estimates from contractors for the owner to do the proposed improvements.

Attorney Seiden assured Council that he would make sure that all questions are answered before any documents are executed and any funds are exchanged.

On roll call vote, the motion was unanimously carried.

(Agenda Items 10N and 100 were discussed at this time)

10I) Recommendation that Council Approve a License Agreement with Romir Baseball Academy, Inc., for a 3-year Term (Requested by Recreation Director Alan Ricke)

Mayor Bain asked if there is any discussion on the License Agreement.

Councilman Youngs said that he would be in favor of the agreement, but it would be nice to hear more about the program. He noted that in the past the agreement was renewed annually and this agreement is for a three-year term.

Parks and Recreation Director Alan Ricke stated that Willie Romay and Gus Miranda would make a presentation about the program. He felt that a three-year renewal term would allow continuity to the program that has been in place for the past two years.

Willie Romay explained the Romir Baseball Academy began two years ago, and it is a family operated organization that provides for the teaching of baseball skills to kids that are really dedicated to playing baseball. The agreement allows the limited usage of Prince Field or peavey Field as an alternative location.

Councilman Caudle said that he could vouch for the skills and personalities of the people who work with the program. He explained the personnel are professional and knowledgeable, and the kids are listening and learning the proper skills.

Vice Mayor Elza stated that he has known Willie Romay and Gus Miranda for a long time and he could also vouch for their good character and their willingness to help the Little League. Everyone who has been in contact with their operation has been very satisfied, and it is an asset to the community to be able to offer this program.

Councilman Pacheco said that when the Romir Baseball Academy made their presentation to Council two years ago, one question that was asked was if scholarships would be offered, and he would like to know how many scholarships were awarded over the last two years.

Mr. Miranda stated that scholarships are offered to kids that have a hardship and cannot pay for the program. He said that if a kid really wants to play, that they are afforded the opportunity to play for free, and there have been approximately five of these cases during the last two years.

Councilman Pacheco mentioned there was a concern from some residents about the program competing with the City's Little League baseball teams, and when the program is over some kids participate in programs in other areas.

Mr. Miranda explained that they do not take kids to other areas to play, but there was a group of parents who wanted their kids to do something different than the Little League style of baseball, and they opened the door for them to be able to do this.

Councilman Pacheco commented that he supports the program, but that he would like to address the concerns at this time. He asked if Council could readdress any questions or concerns that might come up before the agreement expires in three years or if there is an option to terminate.

Attorney Seiden explained that the agreement includes a thirty-day termination provision by either party, without cause.

Vice Mayor Elza said that he knows that when the Little League program is finished, there is a traveling team that plays.

Mr. Miranda explained that a few parents wanted their children to continue playing the style of baseball they were being taught, so the parents formed a team and the Romir Baseball Academy did not have anything to do with this decision.

Councilman Pacheco asked Mr. Miranda and Mr. Romy to send him more information about the program.

Vice Mayor Elza moved to renew the license agreement for three years. Councilman Caudle seconded the motion, which carried unanimously on roll call vote.

10J) Recommendation to Approve Financing of the HTE equipment and Software Upgrade, as Well as the New Computers and Software for the Golf Course, in the Amount of \$272,000.00, from Wachovia Bank, with an Interest Rate of 2.9%, for a 3-year Period, to be Funded from the Telecommunications Fund (Requested by Finance Director Charles G. Marshall)

City Manager Maria V. Davis stated that this is a recommendation to approve financing of the H.T.E. equipment and software upgrade, as well as the new computers and software for the Golf Course, in the amount of \$272,000.00 from Wachovia Bank, with an interest rate of 2.9%, for a three-year period. Funds are available in the Telecommunications Fund.

Ms. Davis clarified that Council approved the purchase of the equipment in December 2002, and there are funds available in the budget.

Finance Director Charles G. Marshall stated that when Council gave approval last year, he began to develop and implement a project plan. The system is the state-of the art, and it will allow the residents to interface and pay utility bills on-line and review the utility records. A monitor will be placed in the City Hall for the residents to use if they do not have Internet access in their homes.

Mr. Marshall continued to explain the new system provides a network that enables City personnel to share programs and data files. There is a controlled Internet access that saves the City numerous dollars and it allows the City to work with State and County on-line.

Mr. Marshall stated the total H.T.E. system is \$241,487.50, the Golf Course was \$30,000.00 and the total amount to be financed is \$271,487.50. He explained that the annual maintenance fee totals \$54,993.00, which will not be financed, and the company provides excellent service.

Councilman Pacheco asked Mr. Marshall if the computer system would be able to provide the necessary services in the future, or if it would be necessary to buy more software.

Mr. Marshall explained that the computer system should be live by August and the e-government should be on-line and ready to use by mid October. He will inform the residents about the new service in their utility bills.

To answer Councilman Pacheco's question, Mr. Marshall said that he does not foresee the City having to purchase additional software in the future, and the annual maintenance fee includes software upgrades.

Councilman Pacheco moved to approve the financing agreement and Vice Mayor Elza seconded the motion.

Vice Mayor Elza commented that Wachovia Bank is offering 2.9% and he would like Mr. Marshall to see if there is some way the City can lower the 7.4% finance rate for the sanitation equipment.

Mr. Marshall said that he believes the rate on the sanitation equipment is 5.1% and he would check to see if the loan could be refinanced.

Attorney Seiden stated that, as part of the motion, it should be understood that approval is subject to the approval of the documentation.

Councilman Youngs asked what is the term of the loan and the amount of the monthly payments.

Mr. Marshall stated that the term of the loan is for three years and the semi-annual payments for principal and interest would be determined when the documentation is finalized.

Mayor Bain said that he would like the Administration to have the numbers for Council at the next meeting.

The City Manager suggested that she could provide a report to Council.

Mayor Bain stated that he would like Council to discuss the information at a Council meeting.

Mr. Marshall said that the documents would be completed by June 15th.

On roll call vote, the motion carried 4-0 (Councilman Caudle was absent at roll call).

10K) Recommendation that Council Approve a Professional Services Contract with American Appraisal for Research and Data Required for the GASB-34 Compliance for Fiscal Year 2002/2003, in the Amount of \$15,000.00, to be Funded Through all City Departments (Requested by Finance Director Charles G. Marshall)

City Manager Maria V. Davis stated that it is the recommendation of the Administration that Council approve a Professional Services contract with American Appraisal for research and data required for the GASB-34 compliance for Fiscal Year 2002/2003, in the amount of \$15,000.00, to be funded through all City departments.

Finance Director Charles G. Marshall explained that the GASB-34 compliance requires an evaluation of all the City's fixed assets and infrastructure, including streets, streetlights, sidewalks, curbs, buildings and land owned by the City of Miami Springs. The cost is \$8,900.00 for the primary service, \$460.00 for the asset tags, \$600.00 for the electronic data file, and \$75.00 per parcel for the land research and valuation.

Mr. Marshall advised that American Appraisal is an established 100 year-old company that was recommended by the City's Independent Auditors, Grau & Company. He stated that he budgeted \$45,000 to pay for the implementation of GASB-34 and he anticipates spending between \$25,000.00 and \$30,000.00.

Councilman Youngs moved to approve the hiring of American Appraisal Associates, waiving the competitive bid process in accordance with City Code of Ordinance §31.11 (E) (6) (g), and Councilman Pacheco seconded the motion.

Councilman Pacheco asked if this is a one-time expense, or if an appraisal would have to be done again in the future.

Mr. Marshall explained that this is a one-time expense, any changes in the assets would be sent to the company, and the charge would be a few hundred dollars each year.

The motion was unanimously carried on roll call vote.

10L) Discussion Pertaining to Service Problems with COMCAST (Requested by Councilman Pacheco)

Dona Kelley of 830 Swan Avenue stated that she has a friend that is unable to attend the Council meetings and is having difficulty watching the meetings on cable television due to service problems. She said there must be improvements made so people who depend on cable can stay informed.

Councilman Pacheco requested this agenda item due to many complaints that he has received from residents regarding the quality of the cable broadcast. The sound cannot be heard and he asked the City Manager to look into the problem to determine why the service is so bad.

Klayton Fennel, Regional Vice President of Government Affairs and Communications, Comcast South Florida, said that after the acquisition of AT&T Broadband, Comcast acquired all of AT&T Broadband's properties. He explained that Code Enforcement Manager James R. Borgmann contacted him on May 29, 2003, to let him know there was a problem with the video and audio on the government access channel.

Mr. Fennel stated that he contacted Kateva Reed, who is the Local Information Manager for Miami-Dade County, and she explained there was a mechanical problem with some of the equipment. He assured Council that this is not an excuse, only an explanation.

Mr. Fennel explained the heads of the video recorder were not working appropriately, and there should have been a quality check before and after the recording. He said there would be a quality check before and after each recording and he will make sure there is quality equipment available in the future.

Mr. Fennel was impressed with the number of residents who attend the Council meetings and he said that many residents must watch the meetings on television. He understands the video taping of the meetings is a part of the franchise requirement with the City and Comcast has agreed to cover extra meetings in order to make up for the failure.

Councilman Pacheco pointed out that there was another instance when the cameraman did not show up to videotape the meeting, and he hopes there is a system in place so that this does not happen again.

Mr. Fennel stated that AT&T Broadband used many different contractors, and on April 28, 2003, a contractor who was assigned to the Council meeting did not show up. He said that Comcast has a different philosophy about government access and they would like the cameraman to be a trained Comcast employee.

Councilman Caudle commented that he was happy to hear that Comcast staff would be monitoring the video because the City should not have to call to report problems and Comcast employees should be the first to know.

Mr. Fennel stated that there are six different historic cable systems within this area and that Kateva Reed, who is in charge of production, is unable to view the programming in her office, and this will change.

Councilman Caudle said that he knows nothing is perfect, but if the City had received a call from Comcast prior to the broadcast, then the questions from the public about the poor service could have been answered.

Mayor Bain stated that the May 19, 2003 Budget Workshop meeting was a good meeting and the public was not able to see it because it was an extra meeting.

Ms. Davis said that the May 19, 2003 meeting was not an extra meeting and it should have been videotaped. She will speak with Code Enforcement Manager James R. Borgmann to see why he figured it was an extra meeting.

Mr. Fennel said that Comcast is willing to work with the City and make amends.

Vice Mayor Elza stated that the City has a fixed camera in the Council Chambers and there was a problem with the sound.

Ms. Davis agreed that there was a wiring problem in the Council Chambers, which has been resolved.

Councilman Pacheco commented that he likes the new podium in the Council Chambers but he would like to see it moved to one side to allow the public to see who is speaking.

Councilman Youngs also suggested that the podium could be placed at an angle, and Ms. Davis agreed to accommodate this request.

10M) Recommendation that Council Award an Expenditure of, not to Exceed, \$11,835.00 to Post, Buckley, Schuh & Jernigan, Inc. for Planning Services, with Regard to the School Siting and Intergovernmental Coordination Requirement, F.S. 163.3177 (6) (a) (Requested by City Planner Richard E. Ventura)

City Manager Maria V. Davis stated that this is a recommendation that Council award an expenditure, not to exceed, \$11,835.00 to Post, Buckley, Schuh & Jernigan, Inc. (PBSJ) for planning services with regard to the school siting and intergovernmental coordination requirement as provided in Florida Statutes 163.3177 (6) (a).

City Planner Richard Ventura stated that the agreement is a result of the requirements of Sections 163.3177 and 235.193 Florida Statutes, concerning public school siting and intergovernmental coordination. He explained that former City Planner Steve Johnson set aside \$10,000.00 for Post, Buckley, Schuh & Jernigan, Inc. to assist with this particular project.

Mr. Ventura explained the legislation deals with two specific areas, one being school siting by coordinating with both the Miami-Dade County government and the Miami-Dade County School Board to site public school facilities should the need arise in a particular municipality. The second part is the drafting, public hearing and revision process and the eventual adoption of an amendment of the municipality's Comprehensive Plan to reflect a commitment to school planning per the new state statutes.

Mr. Ventura stated that he acquired the services of PBSJ last fall to assist him in this effort and there are two phases to this particular project. Phase One involves data gathering and coordination with the Miami-Dade County School Board to draft an Interlocal Agreement. He explained that the City Council reviewed and adopted the Interlocal Agreement on February 10, 2003, and he would like Council to review a supplemental agreement at the next Regular meeting.

Mr. Ventura explained the second phase includes the drafting, the review process, the public hearing, and workshop process, resulting in the amendment of the City's Comprehensive Plan to include the aspirations and goals of the legislation that was passed under Florida Statutes Chapters 163 and 295.

Mr. Ventura stated that he is very grateful to have PBSJ involved in this process in order to make sure the City meets the state requirements and deadlines, and he recommended that Council approve the award to PBSJ.

Councilman Youngs moved to approve the award of the expenditure, not to exceed \$11,835.00 and Councilman Pacheco seconded the motion.

Councilman Youngs asked for an explanation of what exactly this contract would cover.

Mr. Ventura stated that the City of Miami Springs has little vacant land available for school siting, and other cities that have more land, like the City of Miami or Hialeah, have to give greater effort in meeting the requirements.

Councilman Youngs stated that the City would not have future land use or zoning changes that need to be made in anticipation of population growth.

Mr. Ventura explained the City leases Stafford Park, which is the major concern he has as to the eventual disposition should the Miami-Dade County School Board need public school facilities. Other than this land, he does not see any place else in the City where the provisions of the agreement could come into play.

Councilman Youngs stated that this agreement involves coordination with the County for future land use and the County might try to build an addition to the existing High School, the Middle School, the former Glenn Curtiss Elementary School site or Stafford Park. He asked if PBSJ would look at these issues from the City's perspective.

Mr. Ventura said that PBSJ would most definitely review these issues.

Councilman Youngs asked Mr. Ventura if there was anything he could tell Council about protecting Stafford Park or protecting the existing schools from too many additional students.

Mr. Ventura stated that the City's Planning Department has significant contacts within the Public School Board to allow the City to be more proactive than other municipalities in trying to stop anything that would be to the City's detriment in regard to the appropriation of City property for public school facilities.

To answer Councilman Youngs' question, Mr. Ventura said the only deadline that the City was required to meet by March 1, 2003, was the execution of the Interlocal Agreement. He added that on the City's behalf, a supplemental agreement could be prepared to address the City's concerns with regard to Stafford Park.

Councilman Youngs said that Stafford Park is an issue for Council to consider and he asked for details about the lease agreement.

Mr. Ventura stated that the City leases the Stafford Park property from the Miami-Dade County School Board, but he is unsure whether the State of Florida or the Miami-Dade County School Board's name appears on the title.

City Manager Maria V. Davis explained that the School Board Attorney researched the title for Stafford Park, but she was unable to speak with him today. As soon as she obtains the information from him she will have the answer as to whose name is on the deed.

Councilman Youngs stated the fear is that, as the School Board plans to meet the constitutional amendment for class size reduction, there will be a need for extra facilities, and the School Board might be looking to build on existing land that the School Board owns or has control over. He said that he is in favor of the contract with PBSJ, but he would like to impress upon them to use the negotiating to protect the City's interest in Stafford Park.

Attorney Seiden explained the City has an Interlocal Agreement in place that theoretically will provide most of the protection, although a supplemental agreement might be something for Council to consider. He said the bulk of this contract is only to amend the City's Comprehensive Plan and to provide support and back up to get a supplement to the Plan to provide for the educational requirement that is mandated by the Florida Statute.

Attorney Seiden added that the Florida Statutes mandate that the City's Comprehensive Plan must include a certain element that has never been included before, and PBSJ is going to draw the plan and assist the City in the hearing and support process in order to have it approved by the local Department of Community Affairs and State of Florida authorities.

Mr. Ventura reiterated that the \$11,000.00 request is for the Comprehensive Plan amendment process, which is a six to nine month effort.

To answer Vice Mayor Elza's question, Attorney Seiden explained this requirement is mandated by statute.

Vice Mayor Elza asked if this is the best price the City could obtain for this work.

Mr. Ventura stated that he negotiated the fee with Post, Buckley, Schuh and Jernigan, Inc.

Attorney Seiden stated that this work is being done based on the fact that Post, Buckley, Schuh and Jernigan, Inc. are the City's consulting engineers and this is a function within that contract.

To answer Vice Mayor Elza's question, Attorney Seiden explained that it is appropriate for Post, Buckley, Schuh, and Jernigan to perform this work because it is consistent with their work on the Interlocal Agreement.

Mr. Ventura added that he conducted a series of interviews with Post, Buckley, Schuh and Jernigan, Inc. representatives, he is satisfied that they have the expertise, and he is quite pleased with their efforts up to this point in the process.

Attorney Seiden pointed out that former City Planner Steve Johnson used the services of Post, Buckley, Schuh and Jernigan, Inc. extensively for these kinds of issues.

The motion carried 4-1 on roll call vote with Vice Mayor Elza casting the dissenting vote.

(Agenda Items 10N and 10O were approved simultaneously)

10N) Recommendation for Change Order No. 1 to Purchase Order No. 030842 (Awarded to Rouco & Sons, Inc. by Council on December 9, 2002) For the Installation of Native Trees and Shrubs Along the Final Portion of the North Royal Poinciana Boulevard Bike Path at a Cost Not to Exceed \$35,000.00

City Manager Maria V. Davis stated that this is a recommendation that Council approve Change Order # 1 to Purchase Order No. 030842 awarded to Rouco & Sons, Inc. by Council on December 9, 2002, for the installation of native trees and shrubs along the final portion of the North Royal Poinciana Boulevard bike path at a cost not to exceed \$35,000.00.

Ms. Davis explained that Council approval would allow her the authority to purchase up to \$35,000.00 in landscape material.

Vice Mayor Elza moved to approve and Councilman Pacheco seconded the motion, which carried unanimously on roll call vote.

100) Recommendation for Change Order No. 1 to Purchase Order No. 031675 (Awarded to H & R Paving by Council on May 12, 2003) For the Completion of the Paving of the North Royal Poinciana Boulevard Bike Path, Utilizing Miami-Dade County Bid Project 629902 Resurfacing Contract No. 6, in an Amount Not to Exceed \$100,000.00

City Manager Maria V. Davis stated that Council approved a Purchase Order for H & R Paving at the May 12, 2003 meeting, which was primarily to do the asphalt overlay FEMA work.

Ms. Davis said that she does not have a direct estimate on the bike path paving, but she would like to have the authority to proceed to construct the bike path, not to exceed \$100,000.00.

Vice Mayor Elza commented that there is approximately \$130,000.00 remaining in the bike path grant fund that must be spent before September 2003 or the funds will be lost.

To answer Councilman Youngs' question, Ms. Davis verified that all the grant funds would be spent.

Councilman Youngs asked if there would be any funds remaining for bike path lighting because there were some dark areas around the Golf Course and Curtiss Parkway.

Ms. Davis stated there are no funds remaining for the lighting.

Vice Mayor Elza moved to approve and Councilman Pacheco seconded the motion, which carried unanimously on roll call vote.

11. Golf Course Items:

11A) Consideration of Addendum to DJB Golf Course Management Agreement Dated February 1, 2003 to Provide Hold Harmless and Indemnification of DJB for Food and Beverage Catering Activities

City Attorney Jan K. Seiden stated that the insurance agent for DJB Management, Inc. contacted Finance Director Charles G. Marshall to advise him that since the functions of the Golf Management contract were split, that there would be an opportunity to save a significant amount on the premium, if the City could provide Mr. Bradley with the same type of indemnification and hold harmless that he provides to the City in his agreement.

Attorney Seiden explained that the City funds all the insurance costs on a pass-through basis and doing this would benefit both the City and Mr. Bradley. He contacted Mr. Bradley's insurance agent, Tom Webb, and the Florida League of Cities representative, which provides the liability coverage for the Catering and Food and Beverage operation and they approved the language of the proposed addendum.

Attorney Seiden said it was determined that it would be too expensive for the Florida League of Cities to provide the alcoholic beverage coverage for the City Food and Beverage operation at the time it was transferred over, and the City was fortunate to obtain a more appropriate and less expensive coverage through Tom Webb. He explained that after he receives confirmation from the alcoholic beverage insurance carrier that they have no objection, the agreement would be put into effect, which would cause a reduction of premium for both the City and DJB Management, Inc.

Attorney Seiden added that in all fairness, since Mr. Bradley has nothing to do with Food, Beverage and Catering, there is no reason for him to be responsible, so he indemnifies the City for his operations and the City indemnifies him for those operations that the City is now handling.

Attorney Seiden requested that Council approve the addendum and the execution, subject to the City's receipt of the approval from the alcoholic beverage carrier that they have no problem with the addendum.

Vice Mayor Elza asked what protection the City has for the period of February 1 until June 9, 2003, in the event there was a claim filed or any pending litigation.

Attorney Seiden said that any litigation after February 1, 2003, would have been under the City's coverage and it was included within the coverage as of that date.

Councilman Youngs said there is no beginning date. He asked Attorney Seiden if he was satisfied that the indemnification in fact begins on February 1, 2003.

Attorney Seiden responded affirmatively.

Councilman Caudle moved to approve the addendum, subject to receipt of the alcohol and beverage insurance carrier's opinion that they have no objection. Councilman Youngs seconded the motion, which carried unanimously on roll call vote.

11B) Review of Golf Course Financial Statements April 2003

Finance Director Charles G. Marshall presented the April 2003 Golf Course financial statements for April 2003.

Vice Mayor Elza stated that the restaurant operation is disappointing because the revenue is \$15,000 less compared to April of last year and the payroll is \$8,000.00 more.

Mr. Marshall said that this year he will accrue the payroll monthly, the \$38,000 represents the 30 days in April and last year it was not calculated that way.

Mr. Marshall said that April last year was an exceptional month, banquet revenue was \$34,000 compared to \$23,000 this year. He will perform an analysis showing the period from February through May 2003 for both the Golf and Food and Beverage operations compared to last year, and he would show the projections for the remainder of this Fiscal Year.

Mr. Marshall commented that food costs are high at 48% and the food cost had been in the 30% range for the previous four months. He spoke with Food and Beverage Manager Dan McCulley and Chef Victorio and they are planning to review every invoice to see why the food costs are up. Mr. Marshall said that he would notify Council of any change and he felt there might be an inventory or accounting error.

Vice Mayor Elza explained the report shows there is \$44,000 in operating expenses compared to \$71,000 in revenue, and the City dissolved an operation that had \$86,000 in revenue with \$43,000 operating expenses last year.

Mr. Marshall stated that he could not believe that the figures are true.

Mayor Bain said that he would like to know what is going to be the final standard for the monthly financial statements that Council discussed in the budget meeting.

Mr. Marshall explained that he is planning to provide the May financial statement next week and June would be distributed by the fifth or six of July.

Mayor Bain emphasized that he would like Council to receive accurate financial statements.

Mr. Marshall stated that he would perform an audit because he feels the figures are too high.

Mayor Bain said that when the financials are presented to Council he wants the finalized figures.

Mr. Marshall agreed to provide a finalized statement for May.

Vice Mayor Elza asked if a benchmark was set to turn the operation around because the City is facing a big loss based on the figures presented, which is going to be more than the \$200,000 that was budgeted for the Golf Course deficit.

Councilman Youngs added that the loss is headed for the \$300,000 range and the question is when is it the right time to evaluate the new model for the Food and Beverage operation to see if it is working. He said that the change began in February 2003, and he would like to know when it would be a fair time for Council to look at the new model to see if the operation is going to break even.

Mr. Marshall responded that the evaluation of the Food and Beverage operation should take place at the next meeting during the review of the May financial statements.

City Manager Maria V. Davis said that the City took over the operation in February 2003 after one year of losses and the question is what amount of time is enough time to evaluate the operation to see if changes are needed. She explained that a new menu was implemented and there would be a grand opening in July. She questioned if any business that loses \$300,000 in one year could be turned around in six months.

Councilman Youngs said that Council could make an evaluation when they receive the May results. He would like to have a year-to-date report and an evaluation of the last four months and he would like to have an idea of whether the operation would make a profit in the future or if a change should be implemented for the next fiscal year.

Mr. Marshall stated that an evaluation could not be made in four months and he is interested in the budget and the projection for the remainder of this fiscal year. He said that a realistic number must be determined for next year's budget based on eight months of operations.

Councilman Caudle commented that the Golf and Country Club is a Municipal Golf Course and Municipal Golf Courses do not make money on food and beverage. He said that the City might have to cut back on the food service because the Golf Course cannot continue losing \$200,000 or \$300,000 each year. He mentioned that part of the deal was that the Golf operation would help to support the food operation and this has not happened.

Councilman Caudle said that Council should consider if the Food and Beverage operation can work because there are not enough people in Miami Springs to support the Golf Course and there must be a marketing plan to attract outside business. He said that marketing should be done now for the winter season because most companies plan one year in advance to bring their groups to South Florida.

Mr. Marshall said the plan was for the Golf Course to break even with the Golf operation making \$100,000 to \$150,000, this is not happening, and it will not offset the loss in the restaurant.

Councilman Caudle commented that more customers must come to the facility or the operation will always lose money.

Mr. Marshall explained that if food costs were 30% and liquor costs were 20%, then it would be possible to make \$0.35 on one dollar after the breakeven point.

Councilman Youngs asked Mr. Marshall if he was encouraged by the fact that revenues are up from \$56,000 to \$71,000. He said that total restaurant expenditures were \$74,000 last month and this month the expenses are \$95,000.00.

Mr. Marshall said that the restaurant could serve 30% more people and maintain the current salary level and this is what must be done. There must be enough revenue to offset the fixed costs and then the operation could make a profit. He felt that the revenue must come from banquet sales.

Councilman Pacheco felt there is an inherit problem with the banquet sales because the rooms are too small and business is turned away every day. He said that the fixed costs are approximately the same whether 100 or 300 people are served but the facility could not accommodate a large group.

Mr. Marshall said there is a market for groups of 100 people.

Councilman Pacheco agreed there might be a market for small banquets, but the question is how many times can the same room be booked on a weekend. He emphasized he would like to have the figures for the August 11, 2003 Council meeting showing a comparison between February and July 2003, and if the operation is not moving in the right direction then Council should do something about it.

Vice Mayor Elza was concerned about the decrease in revenue for April 2003, which is \$14,647.00 less than the same time period last year. He said that he would like to compare last May, June, July and August with the projections for the same time period this year. Vice Mayor Elza explained that sales were going up with the previous management and his concern is that the change in management might be taking the operation in the other direction.

Vice Mayor Elza asked why the payroll increased \$8,000.00 over last year for the same time period.

Ms. Davis said that the additional payroll might be due to extra commissions.

Mr. Marshall said that he would look at the food costs and the salaries when he performs the analysis.

Councilman Youngs said that there was \$34,000.00 banquet revenue for April last year and this year there is \$23,000.00. He explained that the Rhodes Brothers are still promoting the banquets, and he does not understand why there is a decrease in revenue.

Councilman Pacheco stated that there is no doubt that more marketing is needed to bring in people from outside of Miami Springs.

Councilman Caudle said that he was tired of talking about marketing because there is nothing being done.

Vice Mayor Elza asked if there is a marketing plan for the operation.

Ms. Davis explained that the marketing plan is being developed, the banquet brochures are ready, there is a grand opening scheduled, and Consultant Joyce La Fray is bringing in the critics. The revised menu is ready and the operation is now ready to be marketed.

Councilman Youngs commented that he has been told that the service has not improved a great deal and this is something that should be considered.

Golf Course Manager Dan Bradley said that prepared a summary memorandum that was distributed to Council.

Vice Mayor Elza said that he would like to address the April financial statements because there was not enough time to review the information that Mr. Bradley submitted this afternoon and he would like to table it for the next meeting.

Mr. Bradley stated that revenues are down 5.7%.

Vice Mayor Elza asked to compare the figures for April and to discuss the numbers that Mr. Marshall presented and for which Mr. Bradley signed off on.

Mr. Bradley said that this year the rounds are down approximately 275 to 300 rounds a month compared to last year and this accounts for the reduced green fees, cart rentals and pro shop sales.

Vice Mayor Elza pointed out that salaries are up.

Mr. Bradley said that he performed an analysis because he was concerned about the higher salaries, and he determined that it is due to the way the payroll periods fall, and there were eleven more days for April this year.

Councilman Pacheco questioned if this would amount to a difference of \$20,000.00.

Mr. Bradley pointed out that Golf is being charged for more expenses than were formerly charged to the Administration and split 60/40. He said that all the golf operation expenses are charged to golf, with the exception of those charges that are shared like utility services and contractual services.

Vice Mayor Elza asked about the Pro Shop inventory versus the cost of goods sold. He said the mark up is less than 15% and he asked if there is a commission paid.

Mr. Bradley said there is a 3% commission paid, which is included in the payroll report.

Mr. Marshall explained there is a problem with the inventory due to the nature of the sales and sometimes merchandise is not counted in the inventory.

Mr. Bradley said there is a problem with delayed billing because merchandise is received in one month and the invoice might not be received until the next month. He explained that some companies have 90-day terms.

Vice Mayor Elza explained that his point is that Mr. Bradley might not have the right mark up on the goods.

Mr. Marshall said that Mr. Bradley must let him know when he receives merchandise and he has to hold the merchandise out of inventory or submit an invoice.

Vice Mayor Elza questioned how the inventory could balance if an invoice is held for 90-days.

Mr. Marshall responded that he did not think the inventory is correct and it would never be exactly right without an inventory system, which is cost prohibitive.

To answer Councilman Pacheco's question, Mr. Marshall verified that a physical inventory is performed every month.

Further discussion ensued regarding the Pro Shop inventory system.

Councilman Youngs asked Mr. Bradley what are his suggestions for increasing the income for the remainder of the fiscal year.

Mr. Bradley said that he has determined that the weekend business is strong and he is reevaluating the strategy in regard to golf tournaments. He explained that golf tournaments for local organizations are costing the golf operation money because they pay \$25.00 to \$30.00 per round while the general public would pay \$35.00 to \$39.00 per round and the upside is that the Food and Beverage revenue increases. Mr. Bradley said the morning weekday play is slow and the people who play golf during the week are either retired or independently wealthy so there is a limited market.

Councilman Pacheco asked what Mr. Bradley has done to market the Golf Course.

Mr. Bradley said that he is implementing a special rate for play before 10:00 a.m. during the week.

Councilman Pacheco clarified that his question is what marketing has been done up to this time.

Mr. Bradley responded that coupon ads and special ads were published and that he has sent various articles about tournaments to the North/South and Florida Golf News. He is going to offer free memberships to Miami-Dade County schoolteachers, firefighters, and police officers for the summer who might come and play during the week and they would pay for cart rental only.

Mr. Bradley said the problem with advertising is that The Miami Herald is the only publication that generates a response and the cost is \$750.00 for one ad, which does not make sense.

Councilman Pacheco asked if Mr. Bradley had worked out an arrangement with the hotels.

Mr. Bradley stated that he has done all he can with the hotels and people who stay in the hotels do not normally have golf clubs. He said that in order to offer specials to the hotels he must look at what the return would be. Mr. Bradley said that a mailing would be sent to companies to see if they can attract league play after 5:00 p.m. for nine holes.

Councilman Pacheco asked if any marketing is being done through the Internet, which is free.

Mr. Bradley said that the Internet would be a part of the mechanism for the corporate league play and couples golf, but the market is not strong.

Councilman Caudle asked if Mr. Bradley had tried marketing to hotels outside of Miami Springs.

Mr. Bradley said the problem is that other hotels make special deals by charging for golf through the hotel.

Councilman Caudle suggested using golf vouchers that would allow the hotels to reimburse the Golf Course.

Mr. Bradley said that he would have to submit a sample agreement to the City Attorney and see if the City Council wants to set up a receivable account with the hotels.

Mr. Bradley stated that the expenses are on target but there is a need to find 275 more golfers per month to increase the revenue.

Councilman Youngs asked Mr. Bradley to consider what adjustments should be made to minimize the losses for the remainder of the fiscal year.

Vice Mayor Elza emphasized that the goal is to break even and there should not be a loss on the golf side.

Mayor Bain asked if the Golf operation would break even this fiscal year.

Mr. Bradley did not believe that the Golf operation would break even.

Councilman Youngs pointed out that in past years the golf operation lost \$20,000 per month during the summer and this is a concern because there could be significant losses between now and the end of the fiscal year. He would like Mr. Bradley to consider either increasing the summer rounds by target marketing or cutting expenses.

12. Other Business:

None.

13. Reports & Recommendations:

13A) City Attorney

The City Attorney did not have anything to report.

13B) City Manager

City Manager Maria V. Davis did not have anything to report.

13C) City Council

Seminar

Vice Mayor Elza received information at the Miami-Dade County League of Cities meeting about a seminar on conducting business with the Florida Department of Transportation, which is going to be held on June 12 and June 18, 2003. He said that Council members who are interested in attending could obtain the application form from City Manager Maria V. Davis.

Education Advisory Board

Vice Mayor Elza announced that the Education Advisory Board would meet on June 17, 2003, at which time they will prepare their presentation to the City Council, which will be on the June 23, 2003 Council agenda.

Town Meeting

Vice Mayor Elza reported that at the recommendation of the Education Advisory Board, he has contacted School Board Member Frank Bolaños to schedule a date for a Town Hall meeting. He suggested that the meeting could be held at either the Miami Springs Golf and Country Club or Miami Springs Senior High School.

High School Addition

Vice Mayor Elza stated that there was a plan to build a 9th Grade Academy for Miami Springs Senior High School students on the site of the existing J. W. Johnson Elementary School in Hialeah, but he learned last week that there is a conflict with the Day Care facility on the site and now the proposal is to move the school to an industrial area in Southeast Hialeah, and perhaps this is one issue that would be addressed at the Town Hall meeting later in June or July.

Golf and Country Club

Vice Mayor Elza emphasized the importance of having the Golf Course beverage cart available in order to bring in revenue.

Parrot Jungle

Councilman Pacheco attended an event at the new Parrot Jungle that was sponsored by the South Florida Water Management District. He said that the South Florida Water Management District and the Parrot Jungle have a private/public partnership to create an ecosystem for the Florida Everglades. The official opening is scheduled for June 23, 2003, and group rates are available for the Recreation and Senior Center.

14. Adjourn.

There being no further business to be discussed the meeting was adjourned at 11:30 p.m.

Billy Bain
Mayor

ATTEST:

Magali Valls, CMC
City Clerk

Approved as written during meeting of: 8/11/2003

Transcription assistance provided by S. Hitaffer

Words ~~stricken through~~ have been deleted. Underscored words represent changes. All other words remain unchanged.